

# **CITY OF SAN ANTONIO**

## **Zoning Commission Agenda**

Board Room  
First Floor, Development Business Service Center  
1901 S. Alamo

**November 2, 2004**  
**Tuesday, 11:30 A.M.**

### **ZONING COMMISSIONERS**

Gilbert Kissling – District 1	Bradley T. Peel – District Mayor
Willie M. Dixon – District 2	Jody Sherrill – District 7
Helen Dutmer – District 3	Dr. Morris A. Stribling – District 8
Henry Avila – District 4	James McAden – District 9
Rita Cardenas-Gamez – District 5	Steven B. Grau – District 10
Christopher R. Martinez – District 6	
Chairman	

1. **Work Session briefing by Planning Staff on Whispering Oaks NCD-4, Update on remaining Southside properties that have not been zoned and were save and excepted by City Council on September 23, 2004 and to discuss zoning case recommendations and other items for consideration on agenda for November 2, 2004, at 11:30 A.M. Tobin Room, 1901 S. Alamo, Development Business Services Center.**
2. Call to Order – Board Room – 1:00 PM.
3. Roll Call.
4. Pledge of Allegiance.
5. Director's Report.
6. Approval of October 19, 2004 Minutes.
7. **ZONING CASE NUMBER Z2004079:** The request of JCJ - Stone Oak, Ltd., Applicant, for JCJ-Stone Oak, Ltd., Owner(s), for a change in zoning from "C-3" ERZD General Commercial Edwards Recharge Zone District to "MF-33" ERZD Multi-Family Edwards Recharge Zone District on 15.6441 acres out of NCB 19218. 20000 Block of Stone Oak Parkway. (Council District 9)
8. **ZONING CASE NUMBER Z2004237 S:** The request of Jerry Arredondo, Applicant, for Bill Miller's Bar B Q Enterprise and Bill Miller Barbeque Partner, Owner(s), for a change in zoning from "C-2" ERZD Commercial Edwards Recharge Zone District and "C-3" ERZD General Commercial Edwards Recharge Zone District to "C-2" ERZD S Commercial Edwards Recharge Zone District with a Specific Use Authorization for a carwash (self service and automatic self service drive-thru) and "C-3" ERZD S General Commercial Edwards Recharge Zone District with a Specific Use Authorization for a carwash (self service and automatic self service drive-thru) on Lot 4 thru 6, Block 2, NCB 14757, 7315 and 7319 North Loop 1604 West. (Council District 8)

9. **ZONING CASE NUMBER Z2004148-1:** The request of City of San Antonio, Applicant, for Multiple Property Owners, Owner(s), for a change in zoning from “DR” Development Reserve District and “FR” Farm and Ranch District to “MI-1” Mixed Light Industrial District as per exhibit on P-4, P-4B, P-228, CB 4012; and P-1A, P-125, CB 4013; and P-8, CB 4180; and P-2B, P-3A, P-3B, P-3H, P-15, P-15A, P-15B, CB 4187; and P-2B, P-2C, P-2D, P-2E, P2J, CB 4188; and P-14B, P-14C, P-14E, P-14L, P14M, P-18, P-18C, P42A, P42B, CB 4201. (Council District 3)
- A. Finding of consistency with Master Plan  
B. Recommendation on zoning change request
10. **ZONING CASE NUMBER Z2004222:** The request of State of Texas (San Antonio State Hospital), Applicant, for State of Texas, Owner(s), for a change in zoning from “R-4” Residential Single-Family District to “MF-33” Multi-Family District on 14.000 acre tract of land out of NCB 10934, 16711 South New Braunfels Avenue. (Council District 3)
- A. Finding of consistency with Master Plan  
B. Recommendation on zoning change request
11. **ZONING CASE NUMBER Z2004226:** The request of Heather Drake, Applicant, for J. H. Uptmore & Associates, Inc., Owner(s), for a change in zoning from “C-3” Commercial District to “MF-33” Multi-Family District on Lot 1, Block 1, NCB 14057. (Council District 2)
- A. Finding of consistency with Master Plan  
B. Recommendation on zoning change request
12. **ZONING CASE NUMBER Z2004236:** The request of Community Economic Revitalization Agency, Inc., Applicant, for Community Economic Revitalization Agency, Inc., Owner(s), for a change in zoning from “RM-4” Residential Mixed District on Lots 1, 3, 9, and the north 26 feet of Lot 5 and “RM-4” H S Residential Mixed Historic Significant District on Lot 7 to NC Neighborhood Commercial District on Lots 1, 3, 9, and the north 26 feet of Lot 5 and NC HS Neighborhood Commercial Historic Significant District on Lot 7 on Lots 1, 3, 7, 9 and the north 26 feet of Lot 5, Block E, NCB 646, Iowa Street. (Council District 2)
- A. Finding of consistency with Master Plan  
B. Recommendation on zoning change request
13. **ZONING CASE NUMBER Z2004240 C:** The request of Brown, P. C., Applicant, for Ruby N. Rousseau, Owner(s), for a change in zoning from “UD” Urban District to “C-3” General Commercial District on 3.07 acres out of NCB 11168; and “FR” Farm and Ranch District to “MF-25” C Multi-Family District with a conditional use for a day care center on 30 acres out of CB 4283B and NCB 11039, 1700 and 1816 Chavaneaux Road. (Council District 3)
- A. Finding of consistency with Master Plan  
B. Recommendation on zoning change request
14. **ZONING CASE NUMBER Z2004127 C:** The request of Pettit, Christopher John, Applicant, for Pettit, Christopher John, Owner(s), for a change in zoning from “R-6” Residential Single-Family District to “R-6” C Residential Single-Family District with a Conditional Use for a Law Office on Lot 4, Block 10, NCB 14720, 4118 Honeycomb Drive. (Council District 8)

15. **ZONING CASE NUMBER Z2004225:** The request of Heather Drake, Applicant, for J. H. Uptmore & Associates, Inc., Owner(s), for a change in zoning from “C-3R” Commercial District Restricted Alcohol Sales and “I-1” General Industrial to “MF-33” Multi-Family District on 6.94 acres out of NCB 14058. (Council District 2)
16. **ZONING CASE NUMBER Z2004233 C:** The request of Joel R. Valencia (JRV Steel Fabricators), Applicant, for Aurora R. Valencia, Owner(s), for a change in zoning from “R-4” Residential Single-Family District to “C-2NA” C Commercial District, Nonalcoholic Sales with a Conditional Use for outside storage of materials on Lot 49 and Lot 50, Block 15, NCB 8996, 247 Hobart Street. (Council District 6)
17. **ZONING CASE NUMBER Z2004234:** The request of Charles Martin Wender, Applicant, for Westover Hills Development Partners, Owner(s), for a change in zoning from “C-3” Commercial District to “MF-33” Multi-Family District on 24.09 acre tract of land out of P-20 (90.657 acre) & P-33 (1.524), NCB 17642, Southeast corner of W. Military Drive and Rogers Road extended. (Council District 6)
18. **ZONING CASE NUMBER Z2004235:** The request of Charles Coben, Applicant, for Charles Coben, Owner(s), for a change in zoning from “C-2” Commercial District to “C-2” C Commercial District with conditional use for a self service storage facility on 0.166 acres out of 16959, 14058 Nacogdoches Road. (Council District 10)
19. **ZONING CASE NUMBER Z2004238:** The request of Robert Nami, Applicant, for Exxon Mobil Corporation, Owner(s), for a change in zoning from “R-6” Residential Single-Family District to “C-3” Commercial District on Lot 2, Block 1, NCB 18312, 7664 Tezel Road. (Council District 7)
20. **ZONING CASE NUMBER Z2004239 C:** The request of Brown, P. C., Attorneys at Law, Applicant, for Ruby N. Rousseau, Owner(s), for a change in zoning from “R-6” Residential Single-Family District to “C-3” C Commercial District with Conditional Use for warehousing on 22.363 acres out of NCB 15663, 10475 West Loop 1604 North. (Council District 7)
21. **ZONING CASE NUMBER Z2004241 C:** The request of Allen and Elena Tharp, Applicant, for Allen and Elena Tharp, Owner(s), for a change in zoning from “R-5” Residential Single-Family District to “C-1” C Commercial District with a Conditional Use for a banquet facility on Lot 48B, Block C, NCB 11520, 111 Repose Lane. (Council District 7)
22. Executive Session: consultation on Attorney-client matters (real estate, litigation, personnel and security matters) as well as any of the above agenda items may be discussed.
23. **ADJOURNMENT.**

#### **Accessibility Statement**

This meeting is wheelchair accessible. The accessible entrance is located at 1901 S Alamo. Accessible parking spaces are located in front of the building. Auxiliary aids and services are available upon request.

Interpreters for the deaf must be requested at least 48 hours prior to the meeting by calling

207-7245

# CASE NO: Z2004079

## Final Staff Recommendation - Zoning Commission

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**Date:** November 02, 2004

**Council District:** 9

**Ferguson Map:** 483 C4

**Applicant Name:**

JCJ - Stone Oak, Ltd.

**Owner Name:**

JCJ - Stone Oak, Ltd.

**Zoning Request:** From "C-3 ERZD" General Commercial Edwards Recharge Zone District to "MF-25 ERZD" Multi-Family Edwards Recharge Zone District.

**Property Location:** 15.644 acres out of NCB 19218  
20000 Block of Stone Oak Parkway

**Proposal:** To develop an apartment complex  
**Neigh. Assoc.** Stone Oak Neighborhood Association

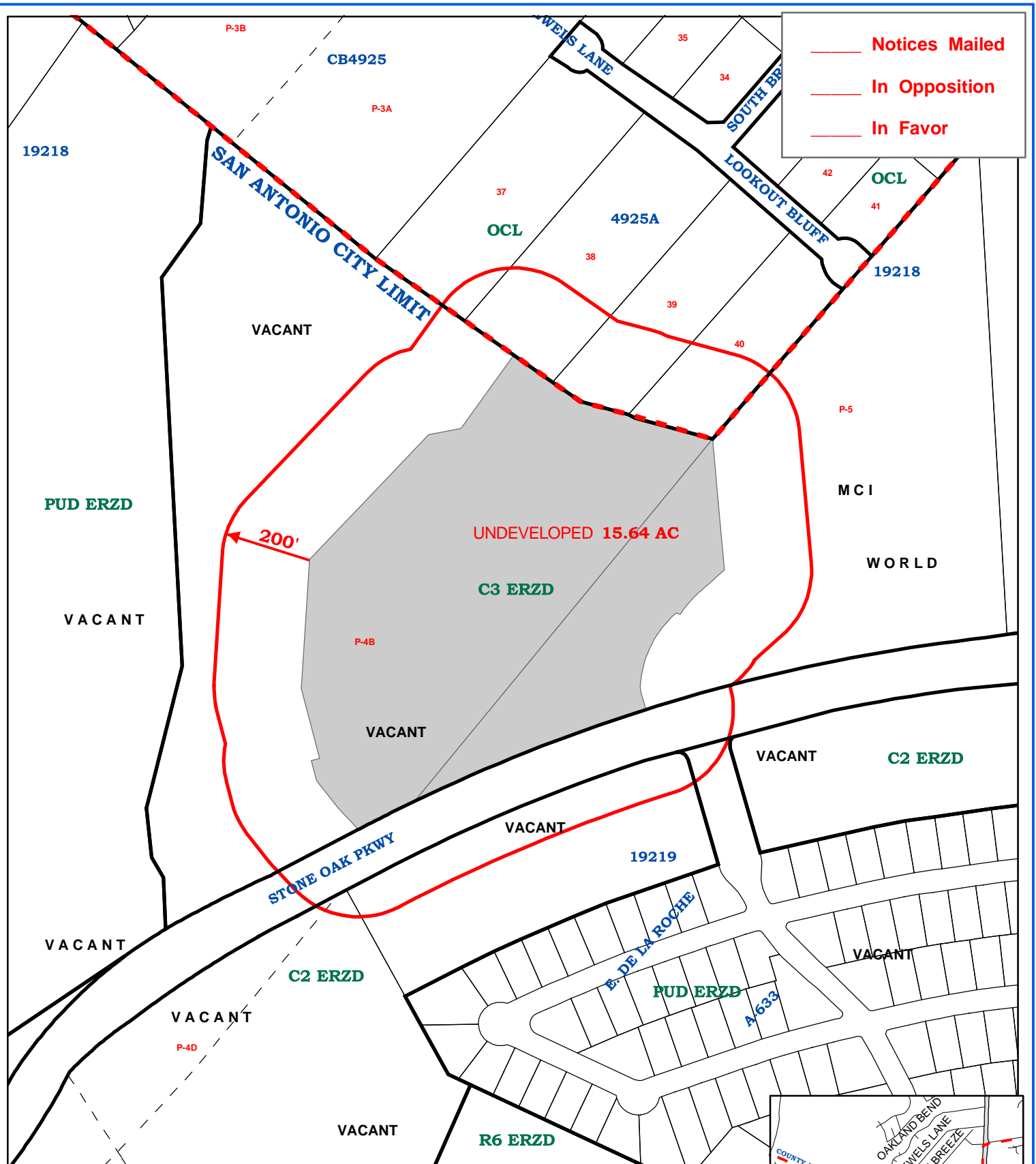
**Neigh. Plan** None

**TIA Statement:** A Level-1 Traffic Impact Analysis was provided. The analysis is in compliance with TIA 91700.

**Staff Recommendation:**

Approval. The proposed "MF-25" is a downzoning from the existing "C-3" resulting in a decrease in excessive "C-3" property in this area. Multi-family uses are encouraged adjacent to major employers.

**CASE MANAGER :** Fred Kaiser 207-7942



## ZONING CASE: Z2004-079

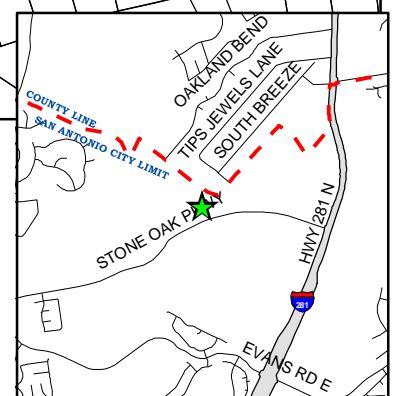
City Council District No. 9  
 Requested Zoning Change  
 From: C-3 ERZD To MF-25 ERZD  
 Date: NOVEMBER 02, 2004  
 Scale: 1" = 300'



C-4  
p.483



C:\April 6, 2004  
(A. Z.)



# CASE NO: Z2004127 C

## Final Staff Recommendation - Zoning Commission

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**Date:** November 02, 2004

Zoning Commission postponement from June 15, 2004

**Council District:** 8

**Ferguson Map:** 549 A3

**Applicant Name:**

Pettit, Christopher John

**Owner Name:**

Pettit, Christopher John

**Zoning Request:** From R-6 Residential Single-Family District to R-6 C Residential Single-Family District with a Conditional Use for a Law Office.

**Property Location:** Lot 4, Block 10, NCB 14720

4118 Honeycomb Drive

Southwest side of Honeycomb Road between Sunburst Lane and Rustic Lane

**Proposal:** Expand existing law office

**Neigh. Assoc.** None

**Neigh. Plan** None

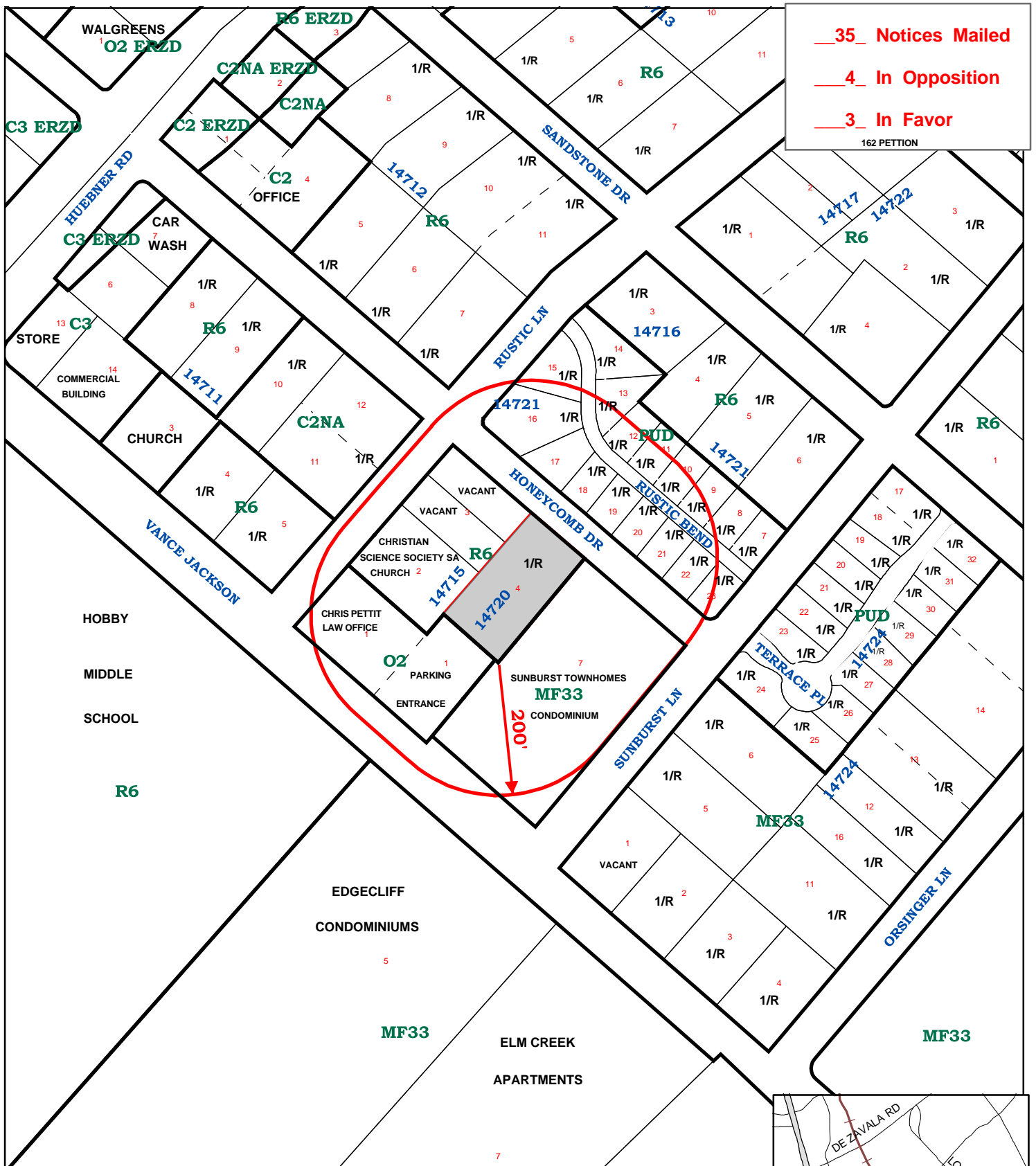
**TIA Statement:** A traffic impact analysis is not required

### Staff Recommendation:

Approval. The subject property is occupied by a single-family home. It is adjacent to an R-6 Residential Single-Family District to the northwest, an MF-33 Multi-Family District to the southeast and an O-2 Office District to the southwest. The current R-6 Residential Single-Family District is appropriate considering the location and single-family neighborhood to the northeast. The following proposed conditions would insure compatibility with surrounding properties:

1. There shall be no exterior display or sign with the exception that a nameplate, not exceeding three (3) square feet in area, may be permitted when attached to the front of the main structure;
2. No construction features shall be permitted which would place the structure out of character with the surrounding neighborhood;
3. Business or office hours of operations shall not be permitted before 7:00 a.m. or after 6:00 p.m.; and
4. No additional parking shall be allowed in the front of the house other than what the existing driveway accommodates.

**CASE MANAGER :** Pedro Vega 207-7980



**35** Notices Mailed  
**4** In Opposition  
**3** In Favor  
 162 PETITION

# ZONING CASE: Z2004-127 C

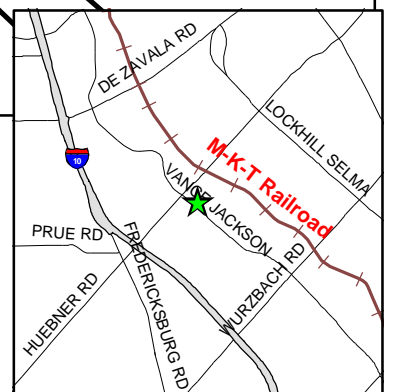
City Council District No. 8  
 Requested Zoning Change  
 From: R-6 To R-6 C  
 Date: November 2, 2004  
 Scale: 1" = 200'

Subject Property  
 200' Notification

B-3  
 p.549



C:\June\_1\_2004  
 (A.Z.)



# CASE NO: Z2004148-1

## Final Staff Recommendation - Zoning Commission

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**Date:** November 02, 2004

Zoning Commission postponement from August 3, 2004 and continuance from August 17, 2004. City Council Save & Except from September 23, 2004

**Council District:** 3

**Ferguson Map:** 714 thru 717

**Applicant Name:**

City of San Antonio

**Owner Name:**

Multiple Property Owners

**Zoning Request:** From DR Development Reserve District and FR Farm and Ranch District to MI-1 Mixed Light Industrial District as per exhibit.

**Property Location:** P-4, P-4B, P-228, CB 4012; AND P-1A, P-125, CB 4013; AND P-8 CB 4180; AND P-2B, P-3A, P-3B, P-3H, P-15, P-15A, P-15B, CB 4187; AND P-2B, P-2C, P-2D, P-2E, P2J, CB 4188; AND P-14B, P-14C, P-14E, P-14L, P14M, P-18, P-18C, P42A, P42B, CB 4201

Property generally located south of the Medina River; at the intersections of State Hwy 16 and Loop 1604 South; Applewhite Road and Neal Road; and Pleasanton Road and Neal Road

**Proposal:** To remove temporary DR Development Reserve Zoning and apply an appropriate zoning classification to property recently placed in limited purpose annexation by the City of San Antonio.

**Neigh. Assoc.** None

**Neigh. Plan** Southside Initiative Community Plan

**TIA Statement:** A traffic impact analysis is not required

### Staff Recommendation:

A. Inconsistent

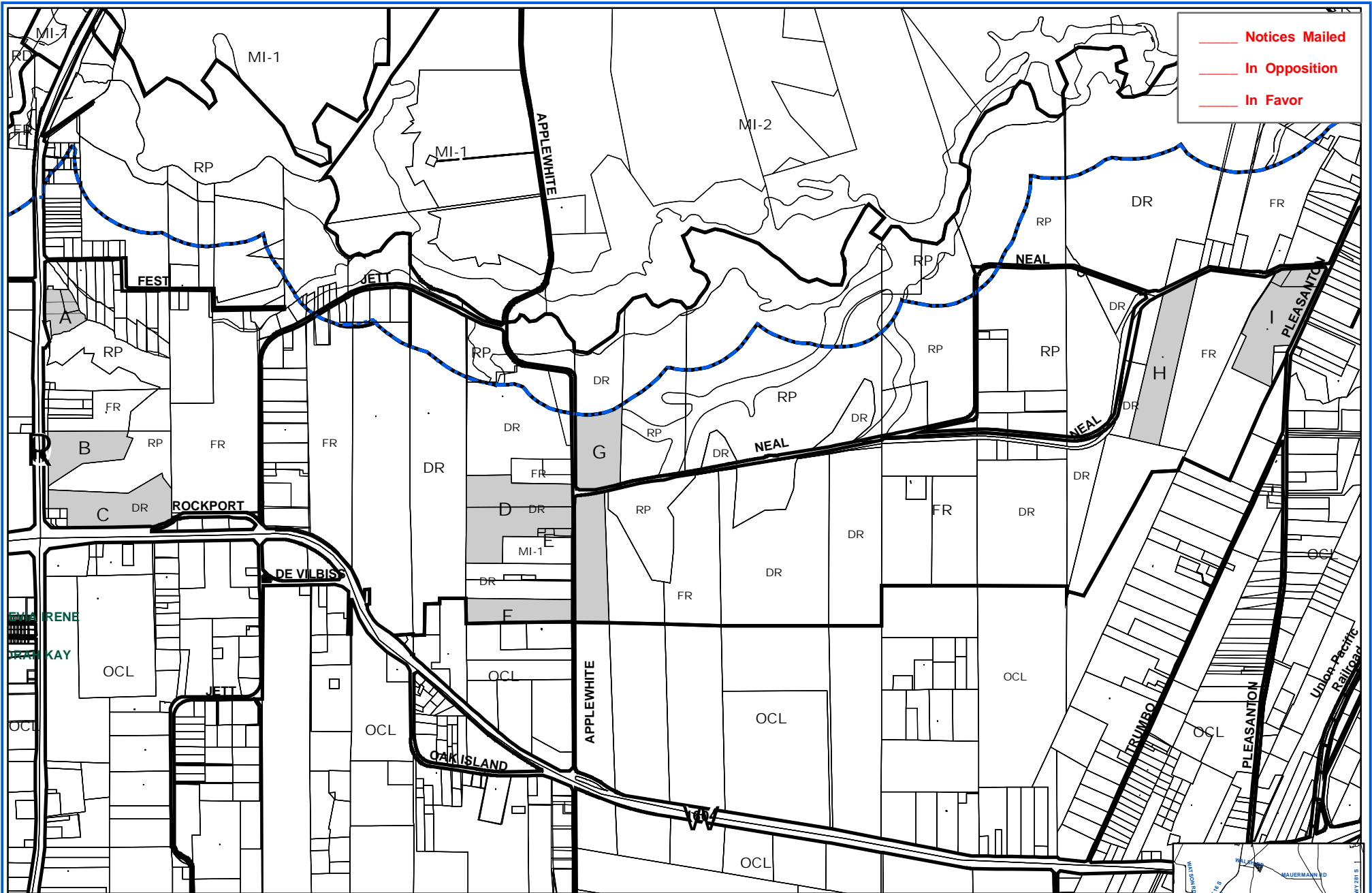
The proposed zoning of MI-1 Mixed Light Industrial District is inconsistent with subject properties that currently have a land use designation of Agriculture. A land use plan amendment has been initiated to change the land use designation on these properties to Agriculture and Light Industry. The plan amendment is expected to be heard by the Planning Commission on October 27, 2004.

B. Denial

The existing use on the majority of the subject property is agricultural. There is some industrial and commercial activity along Highway 16.

The proposed rezoning would expand these current nodes of commercial/industrial uses along Highway 16 and add nodes of commercial/industrial uses along Applewhite Road and Pleasanton Road. On the Major Thoroughfare Plan, Highway 16 is classified as a Super Arterial and Applewhite and Pleasanton Roads are classified as Enhanced Secondary Arterials.





— Notices Mailed  
 — In Opposition  
 — In Favor

## ZONING CASE: Z2004-148-1

City Council District No. 3 & 4  
 Requested Zoning Change  
 From: "DR,FR" To "MI-I"  
 Date: November 2, 2004  
 Scale: 1" = 3000'

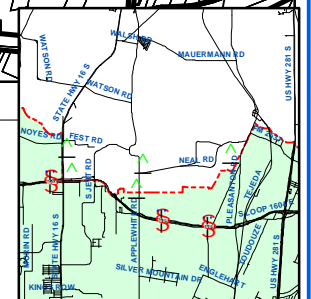
 Subject Property

 200' Notification

C-5  
 p.717



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# CASE NO: Z2004148-1

## Final Staff Recommendation - Zoning Commission

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The current zoning on the subject property is DR Development Reserve, with the exception of 3.6 acres that were zoned FR Farm & Ranch District on September 23, 2004. The DR Development Reserve District is a temporary zoning applied to recently annexed property.

Determining the appropriate zoning classification for the 6.4 square miles (4,102 acres) that have recently been placed under limited purpose annexation has been difficult. The subject property is part of a larger planning area that includes approximately 79 square miles (or 51,000 acres). The future land use plan of the planning area indicates high density uses along Loop 410, closer to the current San Antonio city limits with less intense uses and preservation of existing agriculture uses toward Loop 1604.

In addition to encouraging higher density development near Loop 410 where infrastructure capacity is greatest, the presence of a large manufacturing plant north of the subject property makes high density residential development inappropriate.

The majority of the 6.4 square miles were zoned on September 23, 2004 and were in accordance with the adopted land use plan for the area. The subject property was saved and excepted from the rezoning process at the property owners' request to allow further analysis of a higher intensity zoning classification than what was proposed.

The subject property contains large tracts of land that are currently undeveloped and/or used for agriculture purposes. Determining the appropriate future uses for this area is difficult due to the undeveloped nature and uncertainty about the pace of development that will occur throughout the entire 79 square miles recently dubbed "City South."

Should a re-evaluation of the land use plan for this area deem the proposed expansion of the industrial nodes consistent with the Southside Initiative Community Plan as a whole, and the plan amended, then staff would support approval of this zoning request.

Should the land use plan not be amended, then staff would recommend denial of the proposed zoning and approval of the Farm and Ranch District which would be compatible with current uses in the area. As development occurs southward from Loop 410, property owners could then request land use plan changes to allow more intense development as deemed appropriate for individuals and the community over time.

**CASE MANAGER :** Trish Wallace 207-0215

# CASE NO: Z2004222

## Final Staff Recommendation - Zoning Commission

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**Date:** November 02, 2004                      Zoning Commission postponement from October 19, 2004  
**Council District:** 3  
**Ferguson Map:** 651 D6  
**Applicant Name:**                                      **Owner Name:**  
State of Texas (San Antonio State Hospital)              State of Texas

**Zoning Request:** From R-4 Residential Single-Family District to MF-33 Multi-Family District.

**Property Location:** 14.000 acre tract of land out of NCB 10934  
16711 South New Braunfels Avenue  
Southwest side of South New Braunfels Avenue

**Proposal:** To develop a multi-family residential development  
**Neigh. Assoc.** Highlands Hills Neighborhood Association (within 200 feet)

**Neigh. Plan** South Central San Antonio Community Plan

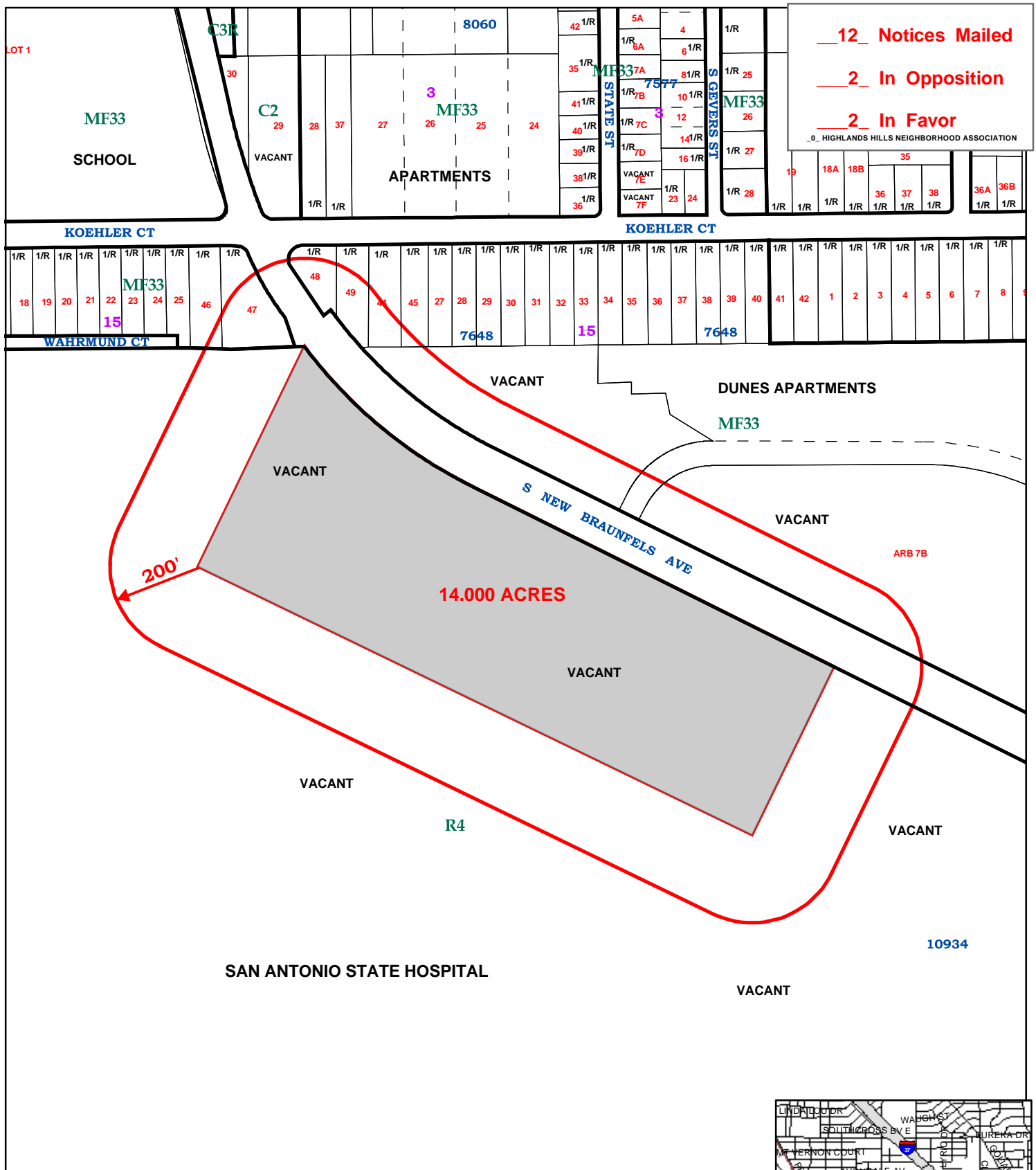
**TIA Statement:** A Level 1 Traffic Impact Analysis is required. The Development Services TIA Division has reviewed the Level-1 Traffic Impact Analysis (TIA) for the State Hospital re-zone.  
**Staff Recommendation:** The analysis is in compliance with TIA Ordinance 91700.

Inconsistent. The South Central Neighborhood Plan identifies this site as Public/Institutional. A Plan Amendment would be required in order to establish the MF-33 Multi-Family District. An application for a Master Plan Amendment was submitted and will go before the Planning Commission on November 10, 2004.

Denial. The requested zoning is not consistent with the South Central Neighborhood Plan. Should the Plan Amendment be changed, staff would support the requested MF-33 Multi-Family District.

The subject property is located on South New Braunfels Avenue, a major thoroughfare. The subject property is undeveloped and a portion of the 495 acre State Hospital property. The only access will be from South New Braunfels Avenue. The subject property is adjacent to R-4 Residential Single-Family District (San Antonio State Hospital) and MF-33 Multi-Family District across South New Braunfels Avenue.

**CASE MANAGER :** Pedro Vega 207-7980



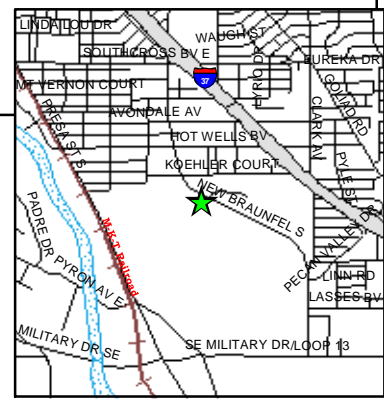
**12 Notices Mailed**  
**2 In Opposition**  
**2 In Favor**  
 0. HIGHLANDS HILLS NEIGHBORHOOD ASSOCIATION

# **ZONING CASE: Z2004-222**

**City Council District NO. 3**  
**Requested Zoning Change**  
**From: R-4 To MF-33**  
**Date: November 2, 2004**  
**Scale: 1" = 300'**

**Subject Property**  
**200' Notification**

**D-6**  
**p.651**  
  
**C:\Oct\_5\_2004**  
**(A.Z.)**



# CASE NO: Z2004225

## Final Staff Recommendation - Zoning Commission

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**Date:** November 02, 2004

**Council District:** 2

**Ferguson Map:** 617 F8

**Applicant Name:**

Heather Drake

**Owner Name:**

J. H. Uptmore & Associates, Inc.

**Zoning Request:** From C-3 R Commercial District Restricted Alcohol Sales and I-1 General Industrial to MF-33 Multi-Family District.

**Property Location:** 6.94 acres out of NCB 14058

Southeast of Highway 90 between Roland Avenue and Hampton Street

**Proposal:** To construct a multi-family apartment complex

**Neigh. Assoc.** Sunny Slope Neighborhood Association

**Neigh. Plan** None

**TIA Statement:** A Traffic Impact Analysis is not required. A Traffic Impact Analysis will be required at the Master Development Plan, Plat, and/or Building Permit level.

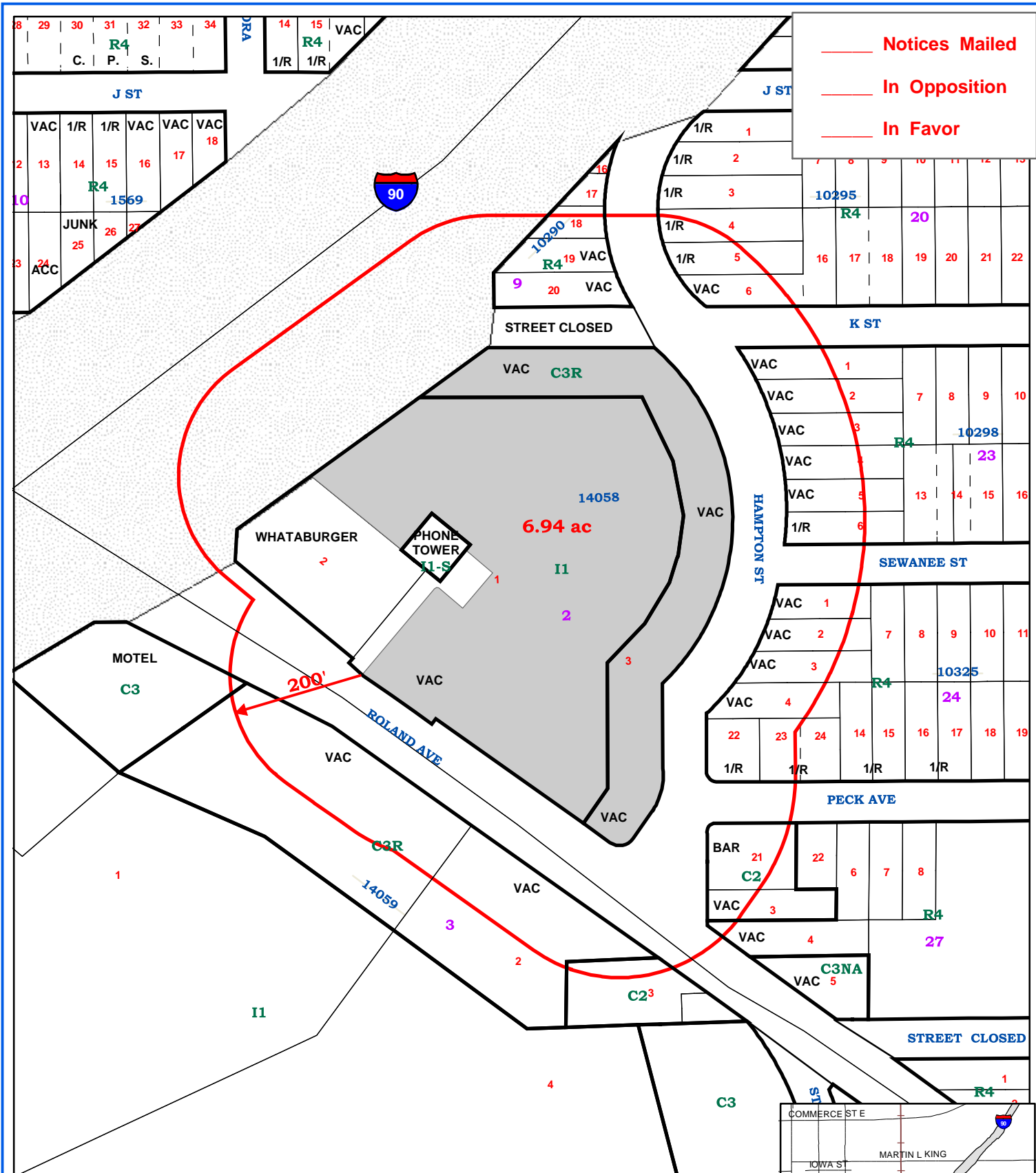
**Staff Recommendation:**

Approval.

The subject property is currently vacant and is located on Hampton Street (a local residential street), Roland Avenue (a primary arterial), and Highway 90. Single-family residences are located along Hampton Street. The property located along Roland Avenue, southwest of the subject property, is zoned C-3 R Commercial District Restricted Alcohol Sales. Public transportation (VIA Metropolitan Transit stop) is available for use by the potential residents at the intersection of Hampton Street and Roland Avenue. According to the submitted preliminary site plan, the developer intends to provide access from Roland Avenue and Hampton Street, but not from Highway 90. MF-33 Multi-Family District as opposed to the existing I-1 General Industrial and C-3 R Commercial District would serve as a good transition between the highway and the single-family homes located east of Hampton Street.

A Phase I Environmental Site Assessment (EAS) was conducted at this site. The assessment concluded that historical and current evidence of illicit dumping and a possible landfill is present at this site. The applicant has been notified of this issue and has received a copy of the Phase I ESA.

**CASE MANAGER :** Robin Stover 207-7945



# ZONING CASE: Z2004-225

City Council District NO. 2  
 Requested Zoning Change  
 From: I-1, C-3R To MF-33  
 Date: November 2, 2004  
 Scale: 1" = 200'

Subject Property  
 200' Notification

F-8  
 p.617

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 (A.Z.)



# CASE NO: Z2004226

## Final Staff Recommendation - Zoning Commission

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**Date:** November 02, 2004

**Council District:** 2

**Ferguson Map:** 617 E8

**Applicant Name:**

Heather Drake

**Owner Name:**

J. H. Uptmore & Associates, Inc.

**Zoning Request:** From C-3 Commercial District to MF-33 Multi-Family District.

**Property Location:** Lot 1, Block 1, NCB 14057

Northwest of Highway 90 between Westfall Avenue and Roland Avenue

**Proposal:** To construct a multi-family apartment complex

**Neigh. Assoc.** Sunny Slope Neighborhood Association and Highland Park Neighborhood Association

**Neigh. Plan** Arena District/Eastside Neighborhood Plan

**TIA Statement:** A Traffic Impact Analysis is not required.

### Staff Recommendation:

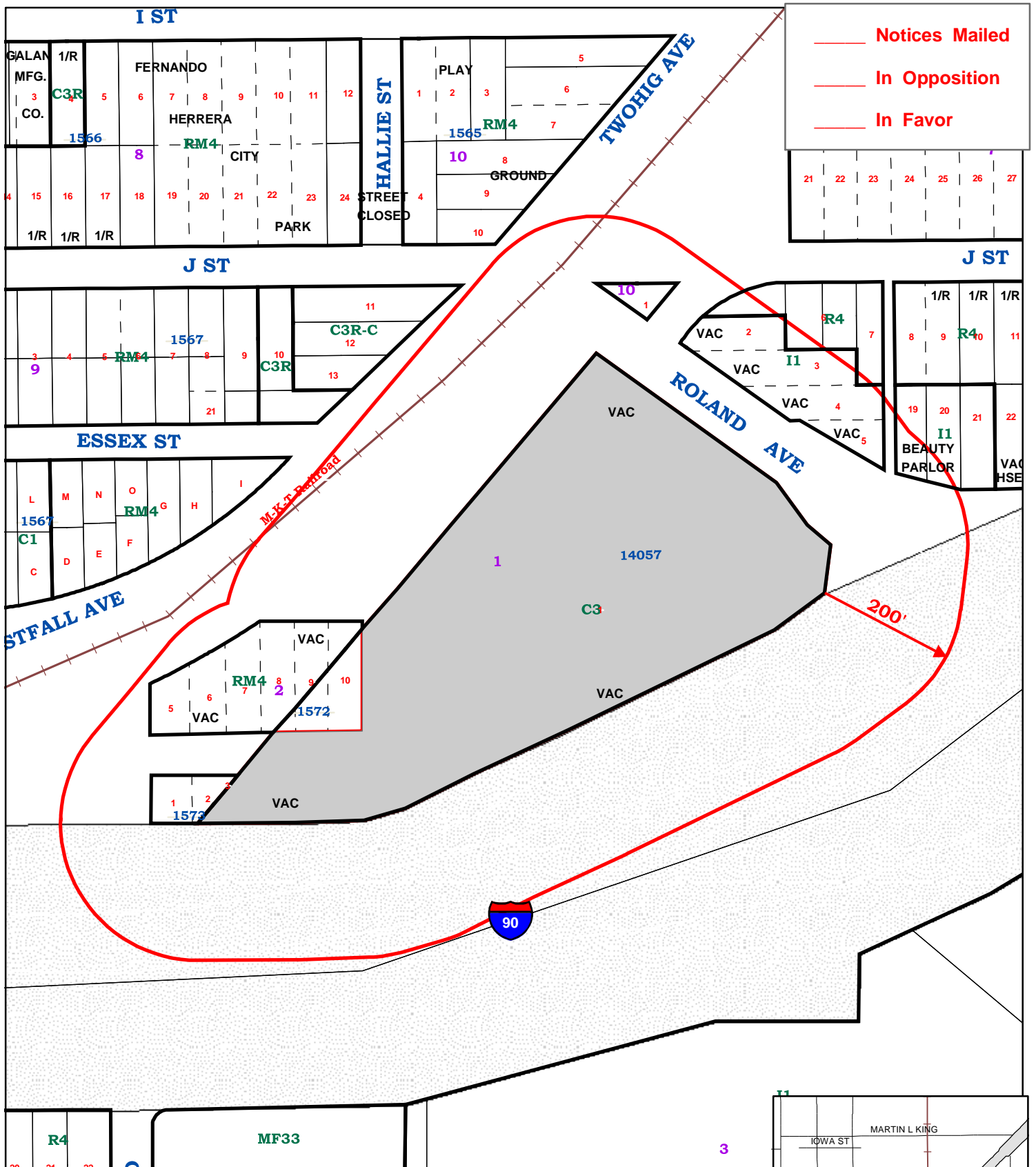
Consistent.

There is no land use designation for this property within the Arena District/Eastside Plan, therefore any zoning would be consistent at this site.

Denial.

The subject property is currently vacant. The subject property is located on Roland Avenue (a primary arterial) and Highway 90 with the MKT Railroad to the northwest. Vacant properties zoned for I-1 General Industrial use are located along Roland Avenue, northeast of the subject property. Vacant properties zoned for RM-4 Mixed Residential are located on the western portion of the property. The subject property is limited in access points due to the close proximity to the railroad and the highway. An access point from Roland Avenue would be appropriate, however, access to Highway 90 could present potential traffic and safety issues. There is not access to the VIA Metropolitan Transit System in close proximity to the subject property. C-3 Commercial uses would be more appropriate for this site due to the close proximity of the railroad and highway.

**CASE MANAGER :** Robin Stover 207-7945

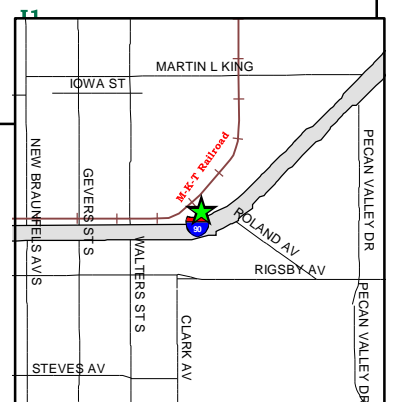


# ZONING CASE: **Z2004-226**

City Council District NO. 2  
 Requested Zoning Change  
 From: C-3 To MF-33  
 Date: November 2, 2004  
 Scale: 1" = 200'

Subject Property  
 200' Notification

E-8  
 p.617  
 C:\Oct\_5\_2004  
 (A.Z.)





# CASE NO: Z2004233 C

## Final Staff Recommendation - Zoning Commission

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**Date:** November 02, 2004

**Council District:** 6

**Ferguson Map:** 614 7E

**Applicant Name:**

Joel R. Valencia (JRV Steel Fabricators)

**Owner Name:**

Aurora R. Valencia

**Zoning Request:** From R-4 Residential Single-Family District to C-2 NA C Commercial District, Nonalcoholic Sales with a Conditional Use for outside storage of materials..

**Property Location:** Lot 49 and Lot 50, Block 15, NCB 8996

247 Hobart Street

Northside of Hobart Street east of Acme Road

**Proposal:** Outside storage of materials

**Neigh. Assoc.** Community Workers Council

**Neigh. Plan** None

**TIA Statement:** A traffic impact analysis is not required

### Staff Recommendation:

Approval. The applicant is currently operating a steel fabrication shop on lots 51, 52, 53 and 54. The subject property is adjacent to C-3R Commercial District, Restrictive Alcoholic Sales to the west and R-4 Residential Single-Family District to the north, east and across the street to the south. The alley to the north serves as an additional buffer between the residential neighborhood and subject property. The C-2 NA C Commercial District, Nonalcoholic Sales with a Conditional Use for outside storage of materials would be appropriate considering the location and surrounding uses.

Staff recommends the following conditions: 1. A Type B buffer (15 feet) as stated in Article V, Division 3, Section 35-510 shall be maintained, adjacent to the residential zoning. 2. Outdoor storage areas shall be screened from the public street view and adjacent residence to a height of at least six feet (6') as stated in Article V, Division 6, Section 35-525.

**CASE MANAGER :** Pedro Vega 207-7980



# **ZONING CASE: Z2004-233 C**

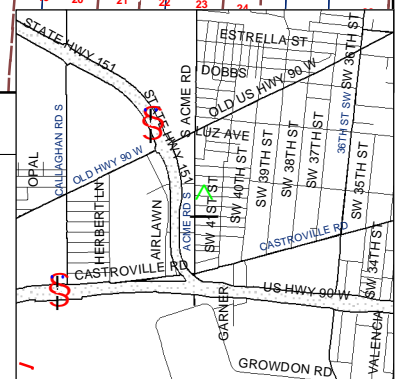
City Council Change NO. 6  
 Requested Zoning Change  
 From: R-4 To C-2NA C  
 Date: November 2, 2004  
 Scale: 1" = 400"

 Subject Property  
 200' Notification

E-4  
p.546



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# CASE NO: Z2004234

## Final Staff Recommendation - Zoning Commission

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**Date:** November 02, 2004

**Council District:** 6

**Ferguson Map:** 612 E1

**Applicant Name:**

Charles Martin Wender

**Owner Name:**

Westover Hills Development Partners

**Zoning Request:** From C-3 Commercial District to MF-33 Multi-Family District.

**Property Location:** 24.13 acres out of NCB 17642

Southeast corner of W. Military Drive and Rogers Road extended

**Proposal:** To allow for multi-family dwellings.

**Neigh. Assoc.** None

**Neigh. Plan** None

**TIA Statement:** A Traffic Impact Analysis is not required.

### Staff Recommendation:

Approval. The requested MF-33 is a downzoning from the existing C-3. The MF-33 is a valid transition between the existing C-3 and the R-6 to the northeast.

**CASE MANAGER :** Fred Kaiser 207-7942

# CASE NO: Z2004234

## Final Staff Recommendation - Zoning Commission

---

**Date:** November 02, 2004

**Council District:** 6

**Ferguson Map:** 612 E1

**Applicant Name:**

Charles Martin Wender

**Owner Name:**

Westover Hills Development Partners

**Zoning Request:** From C-3 Commercial District to MF-33 Multi-Family District.

**Property Location:** 24.13 acres out of NCB 17642

Southeast corner of W. Military Drive and Rogers Road extended

**Proposal:** To allow for multi-family dwellings.

**Neigh. Assoc.** None

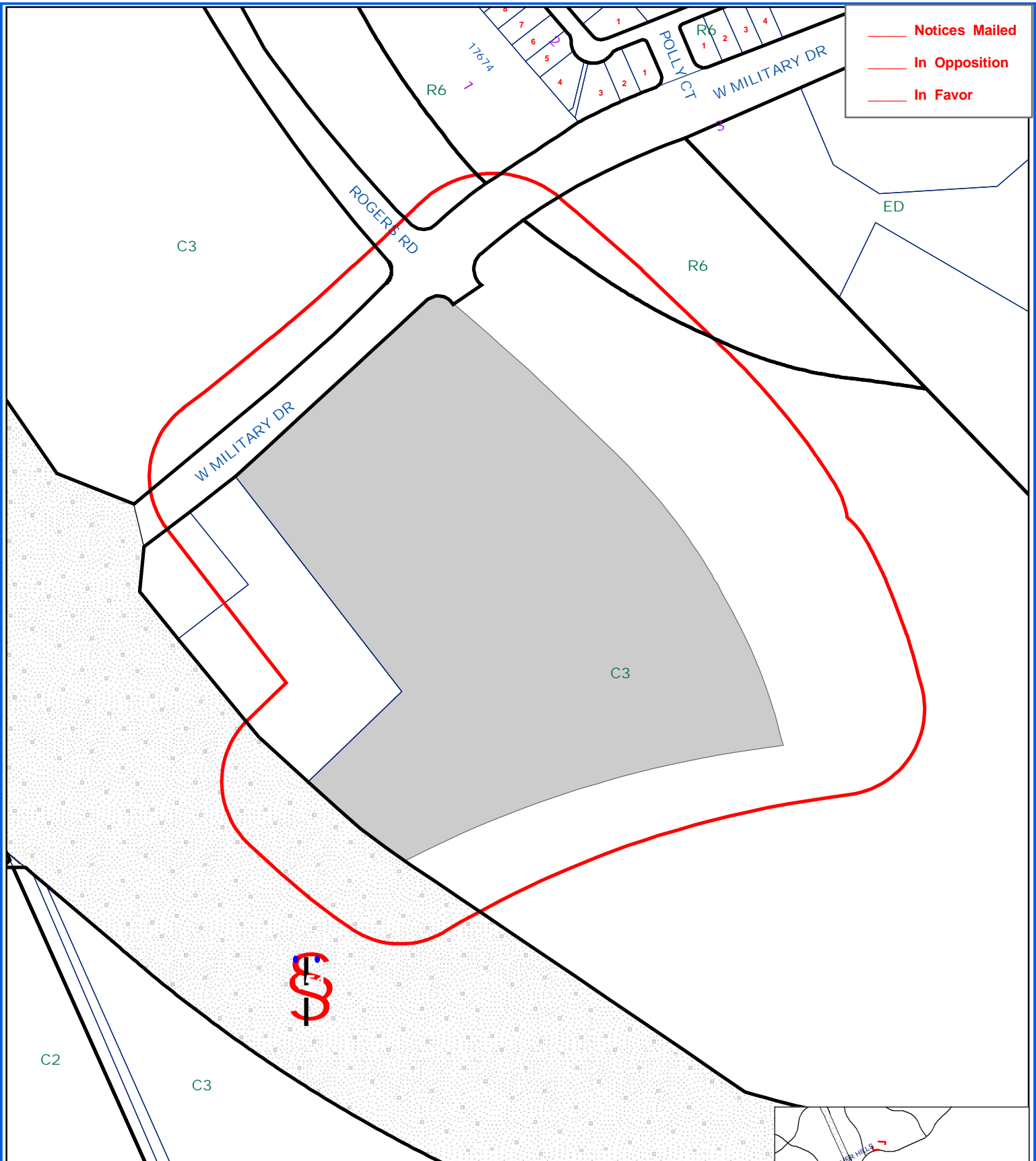
**Neigh. Plan** None

**TIA Statement:** A Traffic Impact Analysis is not required.

**Staff Recommendation:**

Approval. The requested MF-33 is a downzoning from the existing C-3. The MF-33 is a valid transition between the existing C-3 and the R-6 to the northeast.

**CASE MANAGER :** Fred Kaiser 207-7942



## ZONING CASE: **Z2004-234**

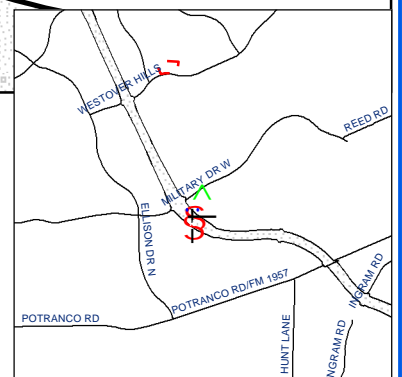
City Council Change NO. 6  
 Requested Zoning Change  
 From: "C-3" To "MF-33"  
 Date: November 2, 2004  
 Scale: 1' = 300"

Subject Property  
 200' Notification

C,D-3  
 p.619

**μ**

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# CASE NO: Z2004235

## Final Staff Recommendation - Zoning Commission

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**Date:** November 02, 2004

**Council District:** 10

**Ferguson Map:** 519 A8

**Applicant Name:**

Charles Coben

**Owner Name:**

Charles Coben

**Zoning Request:** From C-2 Commercial District to C-2 C Commercial District with conditional use for a self service storage facility.

**Property Location:** 0.166 acres out of NCB 16959

14058 Nacogdoches Road

**Proposal:** To develop an 84 unit self service, climate controlled storage facility.

**Neigh. Assoc.** Woodstone Neighborhood Association

**Neigh. Plan** None

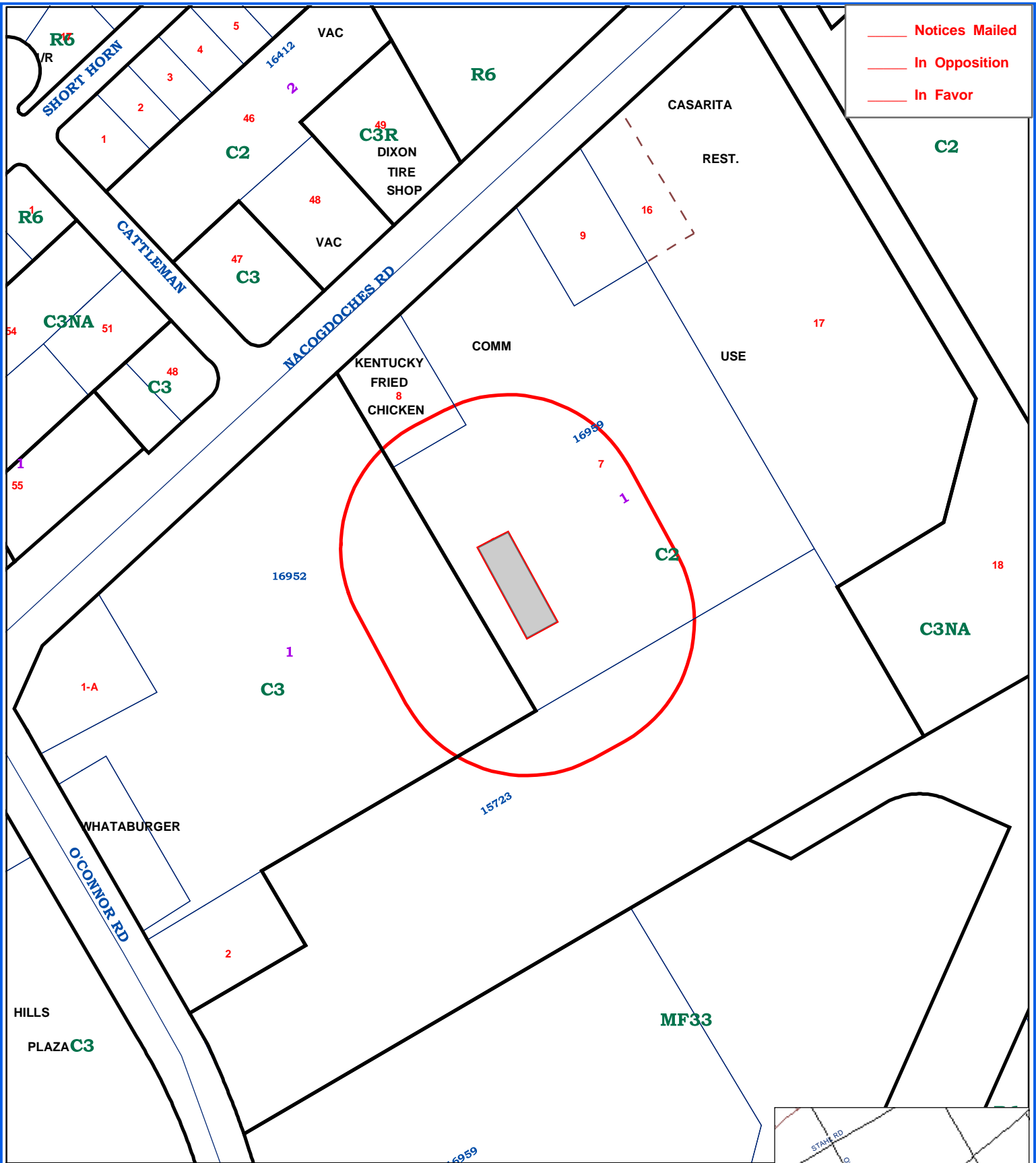
**TIA Statement:** A Traffic Impact Analysis is not required.

### Staff Recommendation:

Approval.

The subject property is a currently zoned C-2 Commercial District. The existing structure is vacant and available for lease. The subject property is located on Nacogdoches Road, a secondary arterial. The surrounding properties are zoned C-3 Commercial District. The applicant is requesting C-2 C Commercial District with conditions for the development of an 84 unit climate controlled, self storage facility. According to the submitted preliminary site plan, there will be access from the front, one side, and the rear of the structure.

**CASE MANAGER :** Robin Stover 207-7945



## ZONING CASE: **Z2004-235**

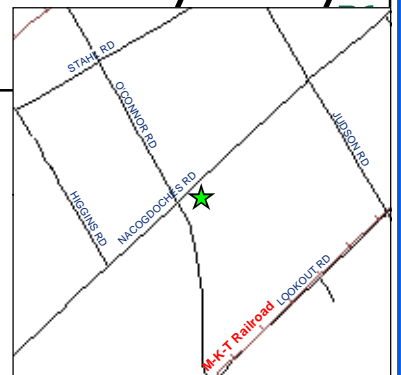
**City Council Change NO. 10**  
**Requested Zoning Change**  
**From: "C-2" To "C-2 C"**  
**Date: November 2, 2004**  
**Scale: 1' = 200"**

 Subject Property  
 200' Notification

E-4  
p.546



C:\NOV\_2\_2004



# CASE NO: Z2004236

## Final Staff Recommendation - Zoning Commission

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**Date:** November 02, 2004

**Council District:** 2

**Ferguson Map:** 617 B7

**Applicant Name:**

Community Economic Revitalization  
Agency, Inc.

**Owner Name:**

Community Economic Revitalization Agency, Inc.

**Zoning Request:** From RM-4 Residential Mixed District on Lots 1, 3, 9, and the north 26 feet of Lot 5 and RM-4 HS Residential Mixed Historic Significant District on Lot 7 to NC Neighborhood Commercial District on Lots 1, 3, 9, and the north 26 feet of Lot 5 and NC HS Neighborhood Commercial Historic Significant District on Lot 7.

**Property Location:** Lots 1, 3, 7, 9 and the north 26 feet of Lot 5, Block E, NCB 646

606 Iowa Street

The east side of South Hackberry Street between Iowa Street and Virginia Boulevard

**Proposal:** To develop a neighborhood commercial use

**Neigh. Assoc.** Denver Heights Neighborhood Association, Historic Gardens Home Owners Association (within 200 feet), and Nevada Street Neighborhood Association (within 200 feet)

**Neigh. Plan** Arena District Eastside Community Plan

**TIA Statement:** A traffic impact analysis is not required

### Staff Recommendation:

Inconsistent. The zoning request does not conform with the Arena District / Eastside Community Plan. The plan calls for medium density, single family, and mixed residential land use. An application for a Master Plan Amendment was submitted for this case on September 24, 2004 and will go before the Planning Commission on November 10, 2004.

Denial. The requested zoning is not consistent with the medium density, single family, and mixed residential land use designation in the plan. Should the land use designation be changed, staff would support the requested Neighborhood Commercial District. The applicant is proposing to develop a small business incubator on the subject property. Vacant structures currently exist on the subject property, which the applicant intends to redevelop. The subject property is adjacent to C-2 Commercial District (occupied by single-family homes) to the west, C-3 General Commercial District to the south and RM-4 Residential Mixed District to the north and east. Neighborhood Commercial District would be an appropriate transitional zoning district between the C-2 district to the west and residential zoning to the east.

**CASE MANAGER :** Eric Dusza 207-7442





# CASE NO: Z2004237 S

## Final Staff Recommendation - Zoning Commission

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**Date:** November 02, 2004

**Council District:** 8

**Ferguson Map:** 513 E5

**Applicant Name:**

Jerry Arredondo

**Owner Name:**

Bill Miller's Bar B Q Enterprise and Bill Miller Barbeque Partner

**Zoning Request:** From C-2 ERZD Commercial Edwards Recharge Zone District and C-3 ERZD General Commercial Edwards Recharge Zone District to C-2 ERZD S Commercial Edwards Recharge Zone District with a Specific Use Authorization for a carwash (self service and automatic self service drive-thru) and C-3 ERZD S General Commercial Edwards Recharge Zone District with a Specific Use Authorization for a carwash (self service and automatic self service drive-thru).

**Property Location:** Lot 4, Lot 5 and Lot 6, Block 2, NCB 14757

7315 and 7319 North Loop 1604 West

Northside of North Loop 1604 West between Babcock Road and White Fawn Drive

**Proposal:** Carwash-self service and automatic self service drive-thru

**Neigh. Assoc.** Hills and Dales Neighborhood Association

**Neigh. Plan** None

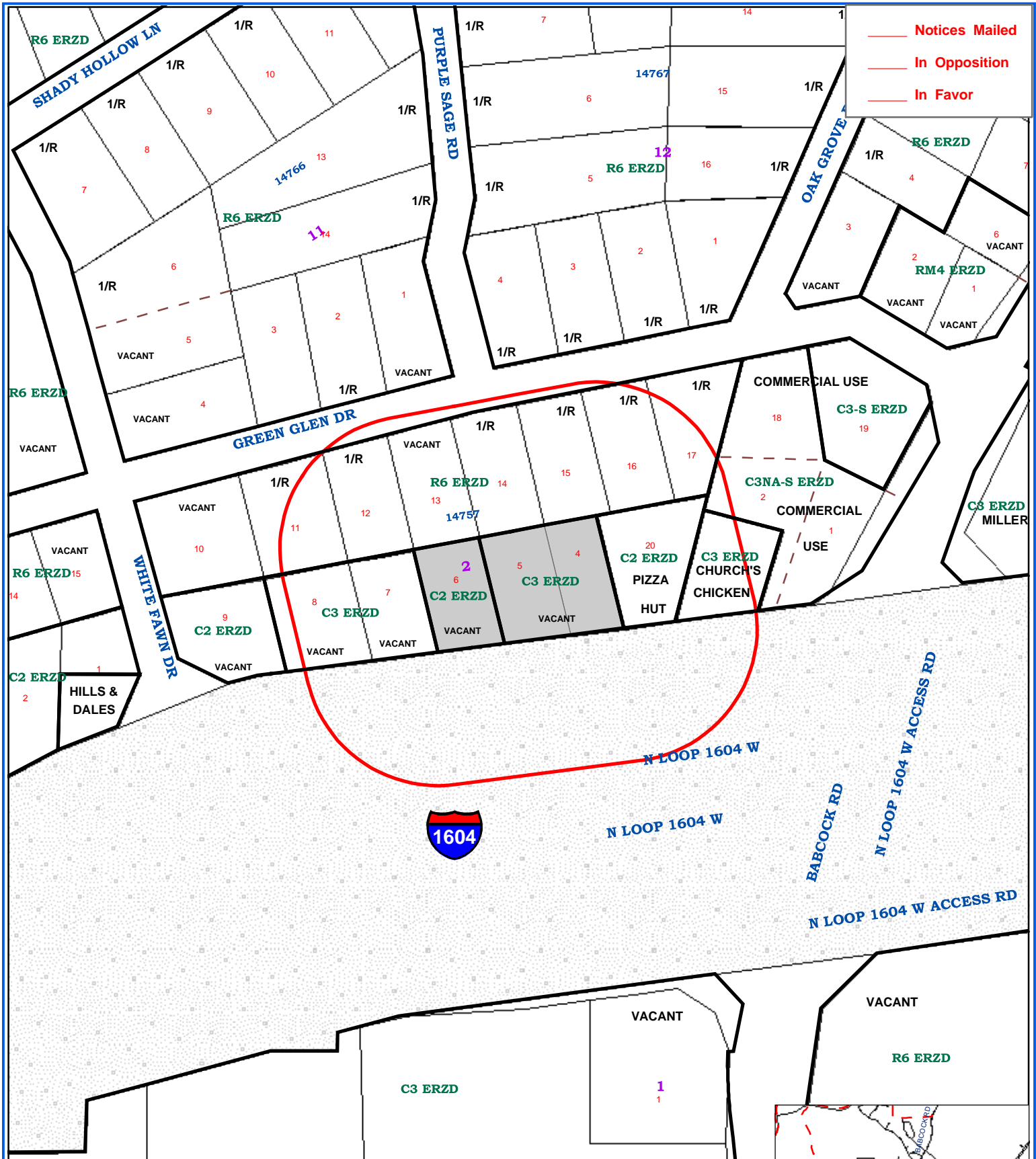
**TIA Statement:** A level 1 traffic impact analysis is required (TIA does not comply with UDC 35-502 and Appendix B, 35B-122)

### Staff Recommendation:

Approval. The subject property is undeveloped and is located on North Loop 1604 West. The subject property is adjacent to C-3 ERZD General Commercial Edwards Recharge Zone District to the west, C-2 ERZD General Commercial Edwards Recharge Zone District to the east and R-6 ERZD Residential Single-Family Edwards Recharge Zone District to the north. A Carwash with self service and automatic self service drive-thru facilities is permitted in C-3 General Commercial District, but requires a Specific Use Authorization by City Council to be permitted in the Edwards Recharge Zone District. Staff's recommendation of approval is based on the site evaluation of the property by the San Antonio Water System (SAWS), Resource Protection Division recommendation of approval.

A Type C buffer (15 feet) as stated in Article V, Division 3, Section 35-510 shall be maintained, adjacent to the residential zoning.

**CASE MANAGER :** Pedro Vega 207-7980



## ZONING CASE: Z2004-237 S

City Council Change NO. 8  
Requested Zoning Change

From: C-2 ERZD and C-3 ERZD To C-2 ERZD S and C-3 ERZD S

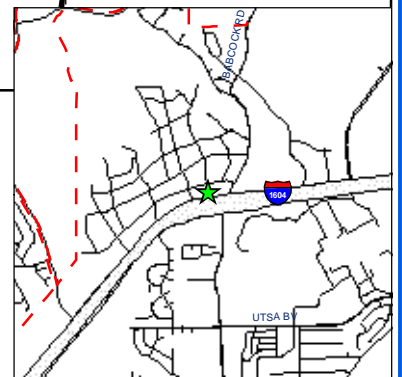
Date: November 2, 2004

Scale: 1" = 200"

E-5  
p.513



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# CASE NO: Z2004238

## Final Staff Recommendation - Zoning Commission

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**Date:** November 02, 2004

**Council District:** 7

**Ferguson Map:** 547 B8

**Applicant Name:**

Robert Nami

**Owner Name:**

Exxon Mobil Corporation

**Zoning Request:** From R-6 Residential Single-Family District to C-3 Commercial District.

**Property Location:** Lot 2, Block 1, NCB 18312

7664 Tezel Road

**Proposal:** To build a restaurant.

**Neigh. Assoc.** Northwest Crossing, Northwest Park

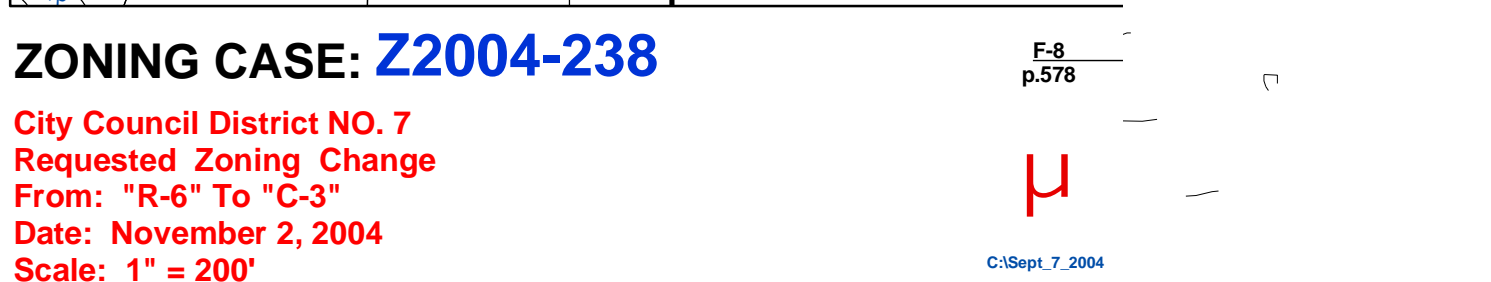
**Neigh. Plan** None

**TIA Statement:** A Traffic Impact Analysis is not required

### Staff Recommendation:

Denial as requested and approval of C-2. C-3 Commercial is not required for a restaurant. C-3 commercial may allow uses that are detrimental to the existing area. C-2 is adequate zoning to operate a restaurant.

**CASE MANAGER :** Fred Kaiser 207-7942



**City Council District NO. 7**  
**Requested Zoning Change**  
**From: "R-6" To "C-3"**  
**Date: November 2, 2004**  
**Scale: 1" = 200'**

14

C:\Sept\_7\_2004

# CASE NO: Z2004239 C

## Final Staff Recommendation - Zoning Commission

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**Date:** November 02, 2004

**Council District:** 7

**Ferguson Map:** 546 E4

**Applicant Name:**

Brown, P. C., Attorneys at Law

**Owner Name:**

Ruby N. Rousseau

**Zoning Request:** From R-6 Residential Single-Family District to C-3 C Commercial District with Conditional Use for warehousing.

**Property Location:** 22.363 acres out of NCB 15663  
10475 West Loop 1604 North

**Proposal:** To develop the property as a chapel, a store, warehouse facility, administrative offices, and a residence.

**Neigh. Assoc.** None

**Neigh. Plan** None

**TIA Statement:** A Traffic Impact Analysis is required. The Development Services TIA Division has reviewed the Level-1 Traffic Impact Analysis (TIA) for the Salvation Army re-zone. The analysis is in compliance with TIA Ordinance 91700.

**Staff Recommendation:**

Approval.

The subject property is currently zoned R-6 Single-Family Residential District. The subject property is located on Leslie Road (a local street) and West Loop 1604 North Access Road (a freeway). The surrounding properties are zoned for industrial, commercial, and mixed residential use. The property to the southwest is currently vacant. The applicant is requesting C-3 C Commercial District with a Conditional Use for a warehouse. The proposed development on the site includes a warehouse, a residence, a thrift store, an administration building, and an auction site. A buffer is proposed on the preliminary site plan in the flood plain, which is located between the site and the residential development to the northwest.

**CASE MANAGER :** Robin Stover 207-7945

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# CASE NO: Z2004240 C

## Final Staff Recommendation - Zoning Commission

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**Date:** November 02, 2004

**Council District:** 3

**Ferguson Map:** 683 C4

**Applicant Name:**

Brown, P. C.

**Owner Name:**

Ruby N. Rousseau

**Zoning Request:** UD Urban District to C-3 General Commercial District on 3.07 acres out of NCB 11168; and FR Farm and Ranch District to MF-25 C Multi-Family District with a conditional use for a day care center on 30 acres out of CB 4283B and NCB 11039

**Property Location:**

1700 and 1816 Chavaneaux Road

Adjacent to, and south of, Loop 410 South; east of Roosevelt Avenue; west of Mission Espada

**Proposal:** To allow commercial and multi-family development

**Neigh. Assoc.** None

**Neigh. Plan** Southside Initiative Community Plan

**TIA Statement:** A Level 1 Traffic Impact Analysis is required

**Staff Recommendation:**

**INCONSISTENT**

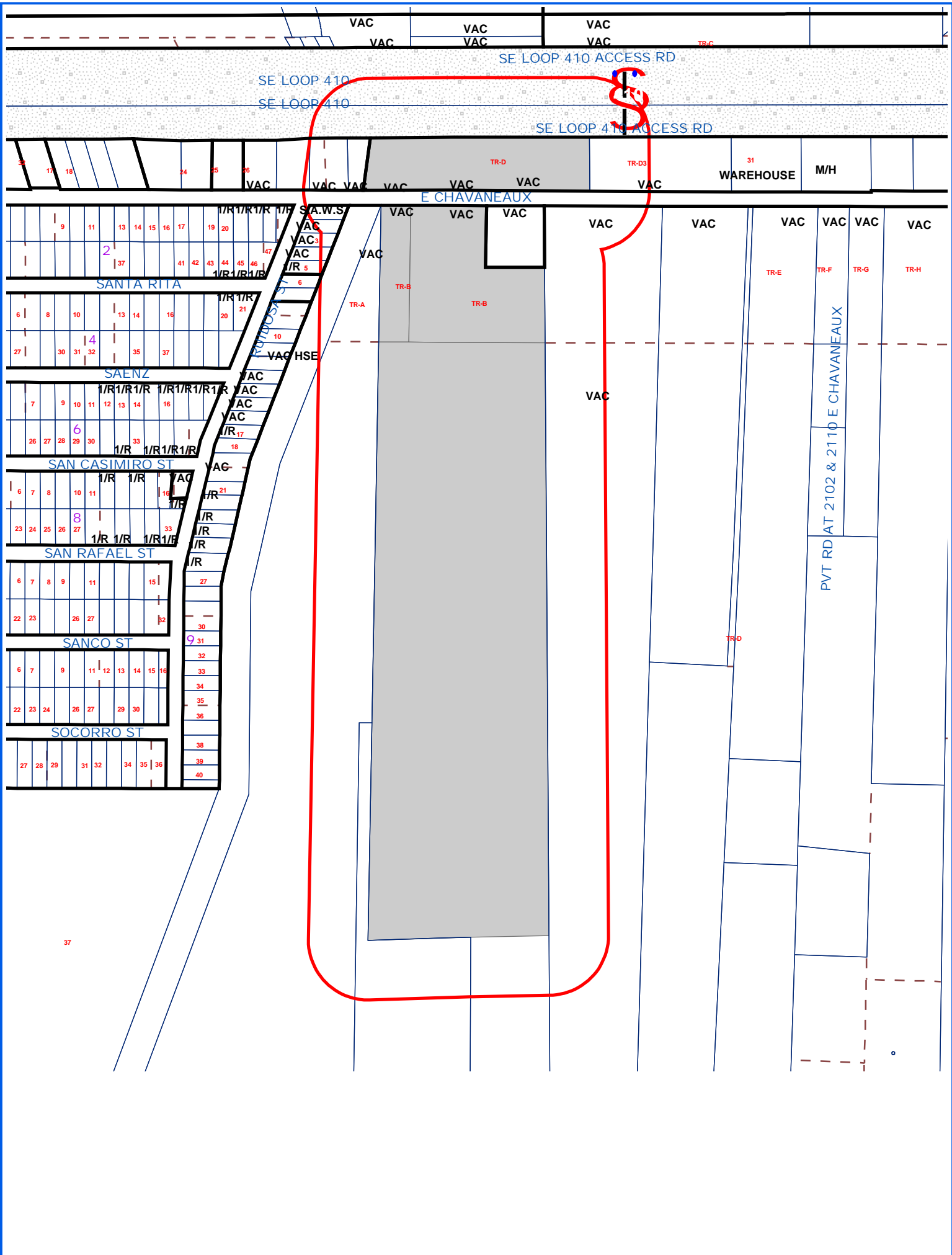
C-3 is inconsistent with the Urban Living land use designation on the 3.07 tract. The most intense commercial zoning deemed consistent with the Urban Living land use category is C-2 P. However, C-2 is not consistent with the Southside Initiative Community Plan as a whole, therefore UD would be the most appropriate zoning district for commercial uses.

MF-25 is inconsistent with the Agriculture land use designation on the 30 acre tract. A land use plan amendment to Urban Living would be required to deem the MF-25 consistent with the land use plan. However, UD also allows multi-family dwellings and would be the most appropriate district since it is consistent with the Southside Initiative Community Plan as a whole.

**DENIAL**

In general, C-3 and MF-25 are conventional zoning districts which do not fully implement the goals of the Southside Initiative Community Plan. In order to approve a zoning district that allows multi-family development by-right, a land use plan change to Urban Living is required. Should the land use plan be amended, staff recommends UD on the entire tract. UD would allow the commercial and multi-family uses desired and would be in conformance with the Community Plan which seeks to encourage centralized commercial areas, pedestrian-friendly environments, road connectivity, and protect viewsheds along transportation corridors.





# **CASE NO: Z2004240 C**

**Final Staff Recommendation - Zoning Commission**

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**CASE MANAGER :** Trish Wallace 207-0215

# CASE NO: Z2004241 C

## Final Staff Recommendation - Zoning Commission

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**Date:** November 02, 2004

**Council District:** 7

**Ferguson Map:** 581 A7

**Applicant Name:**

Allen and Elena Tharp

**Owner Name:**

Allen and Elena Tharp

**Zoning Request:** From R-5 Residential Single-Family District to C-1 C Commercial District with a Conditional Use for a Banquet Facility.

**Property Location:** Lot 48B, Block C, NCB 11520

111 Repose Lane

Northside of Repose Lane between Piper Drive and Early Trail

**Proposal:** Banquet facility

**Neigh. Assoc.** Third World Neighborhood Association

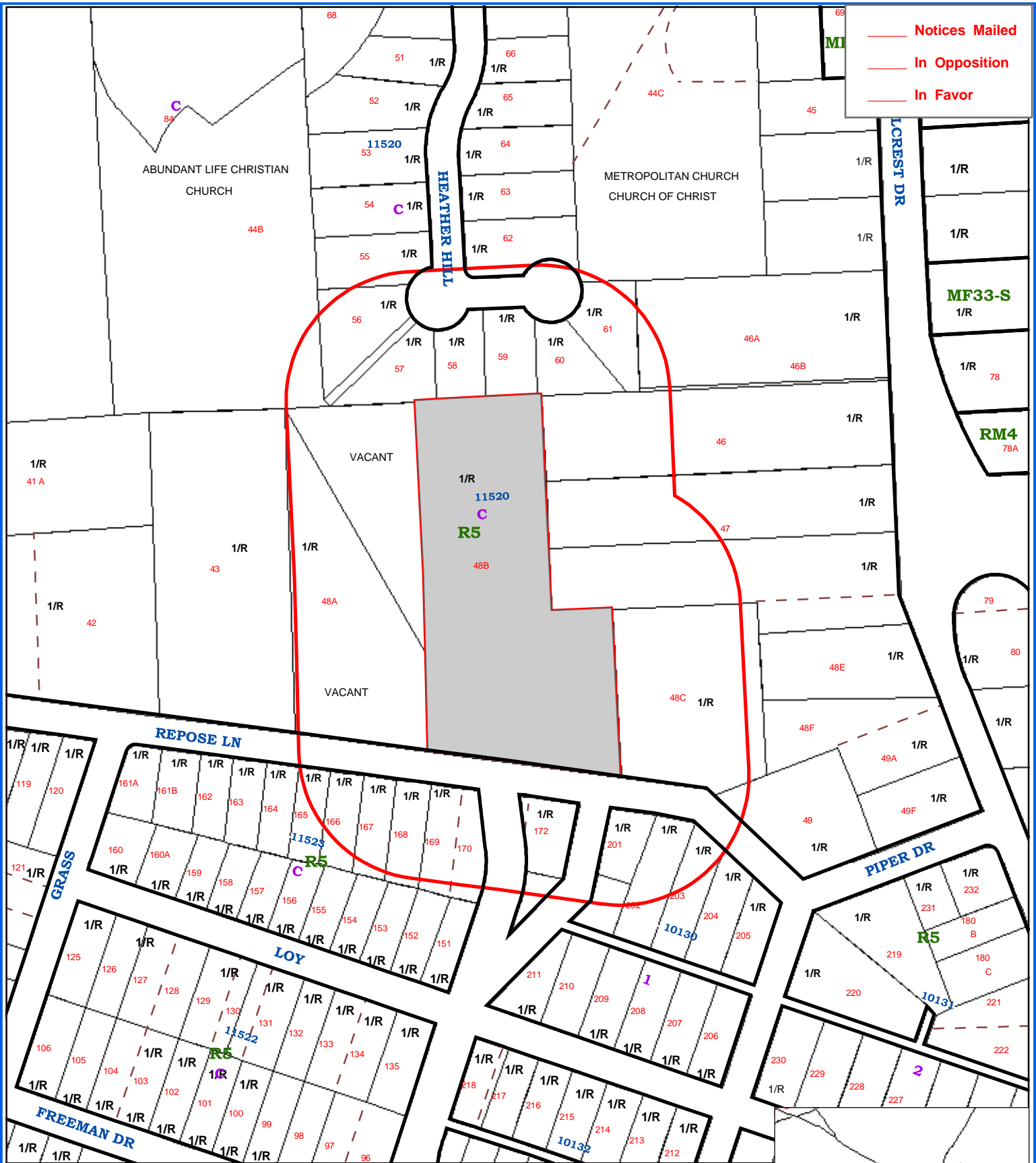
**Neigh. Plan** None

**TIA Statement:** A traffic impact analysis is not required

### Staff Recommendation:

Denial. The subject property consists of one single-family home situated on 2.846 acres and has limited access only from Repose Lane a local street. The subject property is surrounded by residential uses and zoning. The C-1 C Commercial District with a Conditional Use for a banquet facility is not appropriate and will allow many uses incompatible with the adjacent single-family residences.

**CASE MANAGER :** Pedro Vega 207-7980



## ZONING CASE: Z2004-241 C

**City Council Change NO. 7**  
**Requested Zoning Change**  
**From: R-5 To C-1 C**  
**Date: November 2, 2004**  
**Scale: 1" = 200"**

Subject Property  
 200' Notification

